

September 26, 2007 BS



REQUEST ANALYSIS
AND
RECOMMENDATION

08SN0110

Rebecca Morrison

Dale Magisterial District
4747 Cascade Street

REQUEST: Renewal of temporary manufactured home permit 01SR0104 to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS:

1. Rebecca Morrison shall be the owner and occupant of the manufactured home. (P)
2. This temporary Manufactured Home Permit shall be granted for a period not to exceed two (2) years from date of approval. (P)
3. No permanent type living space may be added onto this temporary manufactured home. (P)
4. This temporary manufactured home must be skirted and shall not be placed on a permanent foundation. (P)

GENERAL INFORMATION

Location:

Property is known as 4747 Cascade Street. Tax ID 778-688-3715.

Existing Zoning:

R-7

Size:

1.4 acres

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Vacant
South - R-7; Residential
East - A; Semi-public (church) and Vacant
West - R-7; Residential

Utilities:

Private well and septic system

General Plan:

(Central Area Land Use and Transportation Plan)

Residential
2.51 – 4.0 units per acre

DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 01SR0104 to park a manufactured home in a Residential (R-7) District. The first permit was issued on June 27, 1984, twenty-three (23) years ago. The applicant has indicated she would like to renew the Manufactured Home Permit for two (2) years. The applicant has indicated she is planning on selling the manufactured home and having it removed from the subject property.

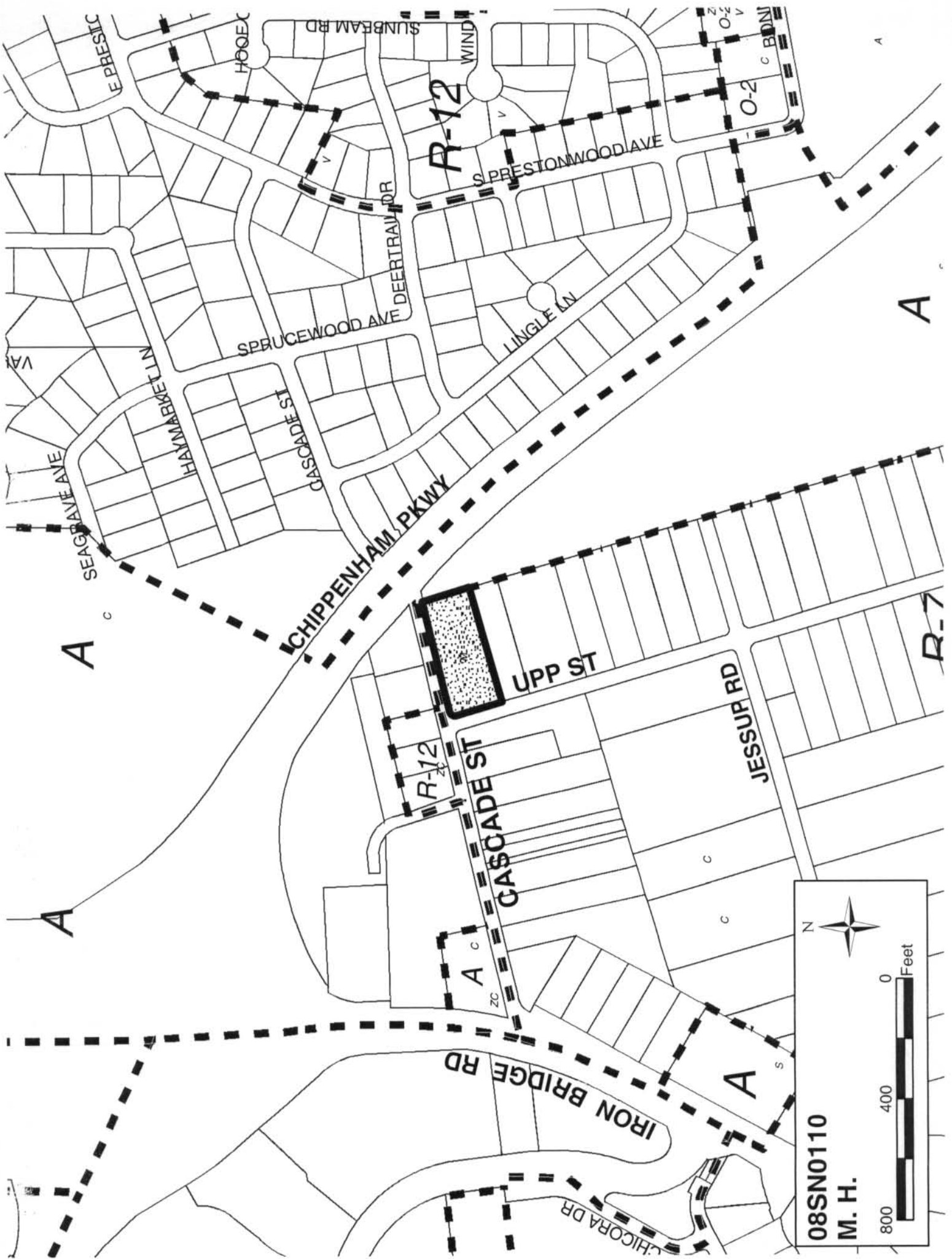
The manufactured home is located on property belonging to the applicant, Rebecca Morrison.

This request, which is for two (2) years is in character with this neighborhood at the present time. This manufactured home is located in the Central Area Land Use and Transportation Plan and suggests that the property is appropriate for residential use. Adjacent properties are zoned Agricultural (A) and Residential (R-7).

The subject property is located at the intersection of Cascade and Upp Streets and to the west of Chippenham Parkway. It consists of 1.4 acres and is zoned Residential (R-7). There are three (3) unimproved lots located to the north of the subject property. The subject property is located in Hening Heights which is an older, developed subdivision.

If this were a new request, staff would recommend denial, however, since this manufactured home has been parked on the subject property since 1984 and the applicant is only asking for two (2) more years staff recommends approval of this request subject to Conditions 1 through 4 as noted herein.

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